

Superb farmhouse of 218m & a gîte In Sologne near Beauval zoo Exceptional 360° view & peaceful location



## INFORMATION

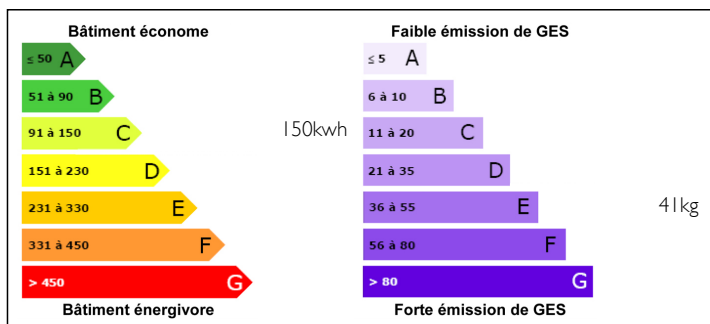
|             |                |
|-------------|----------------|
| Town:       | Mur-de-Sologne |
| Department: | Loir-et-Cher   |
| Bed:        | 6              |
| Bath:       | 2              |
| Floor:      | 357 m2         |
| Plot Size:  | 32039 m2       |

## IN BRIEF

Magnificent property in a peaceful setting close to Beauval zoo In a charming Sologne village with small shops Area of almost 350 m<sup>2</sup> in two buildings & outbuildings. LEGGETT prestige centre val de Loire offers these 360° features A well for watering this estate with its magnificent Japanese garden and waterside gazebo. Come and discover this delightful longère in a peaceful setting. A magnificent pond with a bridge and island, ducks, geese and swans; a Japanese garden with maples and other rare trees, all planted by the owners. Close to Selles sur Cher; Contres, Mur de Sologne Romorantin and Beauval zoo in Saint Aignan sur Cher.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The 218 m<sup>2</sup> main house comprises on the ground floor: a 23.00 m<sup>2</sup> dining room with an old-fashioned kitchen area, a 13.00 m<sup>2</sup> fitted and equipped kitchen, a 5.00 m<sup>2</sup> storeroom, a 1.50 m<sup>2</sup> toilet, a 80.50 m<sup>2</sup> lounge with a superb fireplace, a 20.00 m<sup>2</sup> conservatory and an 11.00 m<sup>2</sup> shower room with toilet.

The first floor comprises: bedroom 1 (12 m<sup>2</sup>), bedroom 2 (9.50 m<sup>2</sup>), bedroom 3 (11.00 m<sup>2</sup>), bedroom 4 (16.50 m<sup>2</sup>), bathroom with WC (3.50 m<sup>2</sup>) and a corridor (11.00 m<sup>2</sup>).

The property also includes a guest house (108.00 m<sup>2</sup>) with a wood-burning stove. It comprises on the ground floor: a main room, a study and a shower room with toilet. On the 1st floor: a large 23.00 m<sup>2</sup> room.

MY OPINION: just impressive and majestic, ... superbly well maintained down to the smallest detail, ... this property includes a particularly surprising one hectare (1 HA) lake with crystal clear water, fed by two springs. Gas tank heating (+ hot water). PVC and wrought iron double glazing. Small flat tile roof. Property tax 3,000 euros. Mains drainage. The property includes 3 garages, 1 workshop, an air-conditioned cellar, 3 carports, an aviary and an electric gate with intercom. This property is located in zone N (the natural zone of the PLU, better known by the abbreviation "zone N", corresponds to natural and forested areas. When a site is classified as an N zone, it means that the local authority recognises its environmental interest and...

## LOCAL TAXES

Taxe foncière: **2693 EUR**

Taxe habitation: **1771 EUR**

## NOTES